



Commercial For Sale | Retail | Free Standing Building

4254 South Mooney Boulevard . Visalia , CA 93277

For Sale: Guitar Center.For more information please contact the listing agent, Simon 310 363 4809 simon.mattox@cbre.com

Listing Info

Listing ID: 2191
Sold

For Sale

Posted: 03/16/2020 6:40 pm | On HOMeIZ: 1505 days | Updated: 4 years ago | Views: 735

\$2,640,000

Location Map

Listing Presented by



Property Type

Property status	Sold
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Property Price

Asking Price	\$2640000
Last Sold Price	\$2640000
Last Sold Date	03/03/2020
Total Lot Size	45,302.00 Sq. Ft.
Asking Price per Sq. Ft.	\$264
Total Building Size Sq. Ft.	10009

Commission Split %	Contact listing agent%
Cap Rate %	8%
Gross Annual Income	\$0
Net Operating Income	\$211200
Gross Rent Multiplier	0.00
Operating Expenses	\$0
Annual Property Tax Rate for this property	0.795%
Property tax total amount	\$20988

Property Location & Description

Listing Headline	For Sale: Guitar Center.For more information please contact the listing agent, Simon 310 363 4809 simon.mattox@cbre.com
Property Description	The subject property has operated as Guitar Center since its original construction in 2006.
Location Description	For the surrounding community of Visalia, CA 93277, the nearby schools are very good and include Cottonwood Creek Elementary, Divisadero Middle and Mt Whitney High. The overall crime risk for this area is slightly high with 5 criminal and sex offenders residing within 1 mile. The natural disaster risk for this area includes medium earthquake risk, very low tornado risk, and moderate to low flood risk.
APN / Parcel ID	126-730-022-000
Zoning	CR
Occupancy %	100%
Construction Type	Brick Building

No. Stories	1
Year Built	2006
Overall Property Condition	Good
Highlights	NNN Lease Structure with limited Landlord Responsibility, perfect for passive investors looking to “collect coupons”.
	Guitar Center is located within Packwood Creek East Shopping Center, one of Visalia’s largest and most prominent Power Centers.

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	Assigned Parking
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Investment Overview

Type of use	Investor
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Neighborhood lifestyle

Lifestyle	Urban Core
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More information

MLS URL of this listing to link to your own site or brokerage site	Not in MLS
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